

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Change of Zone 3403

DATE: April 9, 2003

SCHEDULED PLANNING COMMISSION MEETING:

DATE: April 30, 2003

PROPOSAL: Change the zoning from I-1 Industrial to B-4 Lincoln Center Business.

LAND AREA: 40,000 square feet, more or less.

CONCLUSION:

The proposed use of this facility is very similar to the existing use of this facility. Under the current special permit for this health care facility, clients are allowed to reside here while undergoing treatment or rehabilitation. The change in zoning would allow this facility to provide longer term housing services for clients, aimed at reintegrating them into the community while taking into account individual client needs.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Lots 3, 4, 5, and 6, Block 116, Original Lincoln, together with vacated K Street adjacent thereto and together with the west 200 feet of the vacated alley adjacent to Lots 3 through 10 inclusive, located in the NW 1/4 Section 26-10-6, Lancaster County, Nebraska

LOCATION: South 7th and K Streets

EXISTING ZONING: I-1 Industrial

EXISTING LAND USE: Health care facility by special permit

SURROUNDING LAND USE AND ZONING:

North:	StarTran bus storage	P Public
South:	StarTran offices	P Public
East:	StarTran garage	P Public
West:	Office building	I-1 Industrial

HISTORY:

Nov 1987 Special permit 1125A approved for the expansion of the health care facility to 75 beds.

Jan 1985 Special Permit 1125 approved for the health care facility with 60 beds.

Jan 1985 Change of Zone 2148 approved to allow health care facilities as a special permitted use in the I-1 Industrial zoning district..

May 1979 The zoning update changed the zoning from K Light Industrial to I-1 Industrial.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan Land Use Plan shows this property as Industrial. (F 25)

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods... (F 17)

Encourage mixed-use redevelopment, adaptive reuse, and in-fill development including residential, commercial and retail uses. These uses may develop along transit routes and provide residential opportunities for persons who do not want to or cannot drive an automobile. (F 18)

A safe residential dwelling should be available for each citizen: the efficiency apartment and the country estate, the small single family "starter" home and the large downtown apartment suite, the most affordable and the most expensive dwelling unit, completely independent living and living within the care of others. (F 65)

Provide different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population. (F 66)

TRAFFIC ANALYSIS:

South 7th Street and K Street are both designated as Local Streets, now and in the future.

ANALYSIS:

1. This is a proposal to change the zoning from I-1 Industrial to B-4 Lincoln Center business in order to allow applicant to provide housing for 12 to 24 months for individuals recovering from chronic addiction and mental illness with services on site to address medical and recovery needs of clients.
2. The property is currently bordered on three sides by P Public zoning, and on the fourth side by I-1 Industrial zoning. Two blocks northeast of this site is a B-4 Lincoln Center Business district, and two blocks south of this site is a R-6 Residential district.
3. The existing special permit allows a health care facility with 75 beds to be used in conjunction with Applicant's treatment and rehabilitation programs. The permit does not allow for residential use of the facility.
4. The I-1 Industrial district specifically prohibits residences. The definition of health care facility does not include residential living units.

5. The B-4 Lincoln Center Business district allows residential uses. However, under certain circumstances, a special permit is required. Applicant has not submitted plans for their proposed residential use. Therefore, whether Applicant will need a special permit is unknown at this time.
6. There are currently other tenants located within the building at this site. A change of zone to B-4 Lincoln Center Business district should not adversely affect these uses. The B-4 Lincoln Center Business district generally allows a premises to be used for any lawful purpose. The prohibited uses in B-4 generally include those that are industrial in nature, or obnoxious, offensive, or hazardous to health. None of the other existing uses appear to be the type of uses prohibited in B-4.
7. The 2025 Comprehensive Plan acknowledges there will be an increase in demand for mental health services as the population of Lincoln continues to grow (page F 131). This discussion relates to the provision of services by the county. However, private providers can be an integral element in the overall provision of these services to county residents.
8. The B-4 Lincoln Business Center district is not unlike the I-1 Industrial district in that many of the same uses are allowed in each. The largest difference being that I-1 does not allow residences, and B-4 does not allow offensive, obnoxious, or hazardous uses. Other than these exceptions, both districts allow any commercial or industrial use.
9. The current use of this property is not significantly different than the proposed use. The proposed change is to allow clients to reside at this facility for longer periods of time than they currently do.
10. The B-4 Lincoln Business Center district does not have parking requirements. In this case, Applicant states they provide approximately 50 parking stalls on site. Applicant also states that many clients do not have driver's licenses, and that they generally do not allow clients to have vehicles on site. Given these facts, the Planning Department does not oppose this change of zone request.
11. Provided this application is approved, Applicant will be required to demonstrate the ability to meet the height and area requirements of the B-4 zoning district.

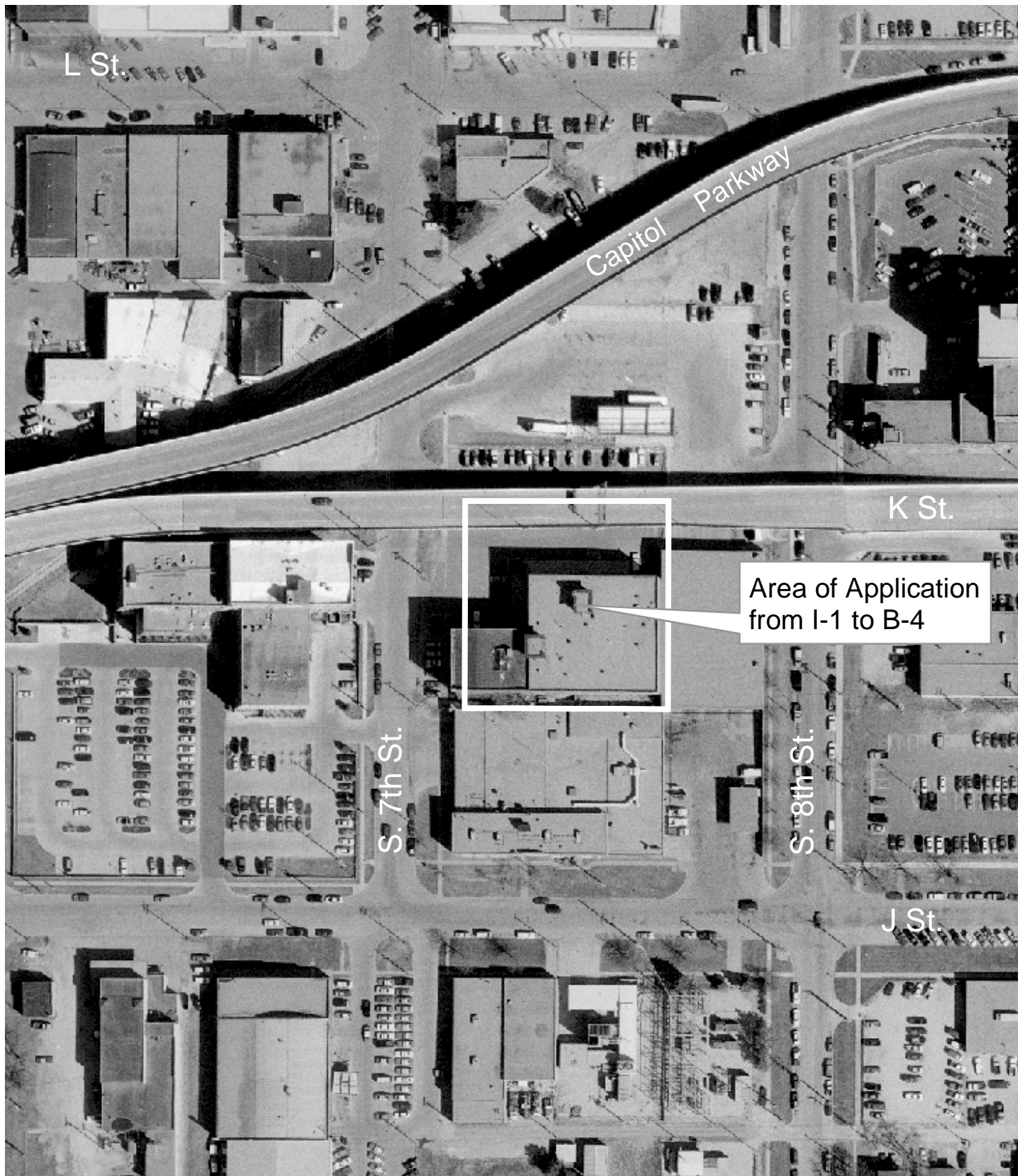
Prepared by

Greg Czaplewski
Planner

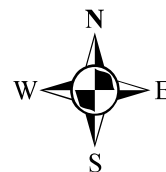
Applicant: Cornhusker Place of Lincoln-Lancaster County
721 K Street
Lincoln, NE 68508

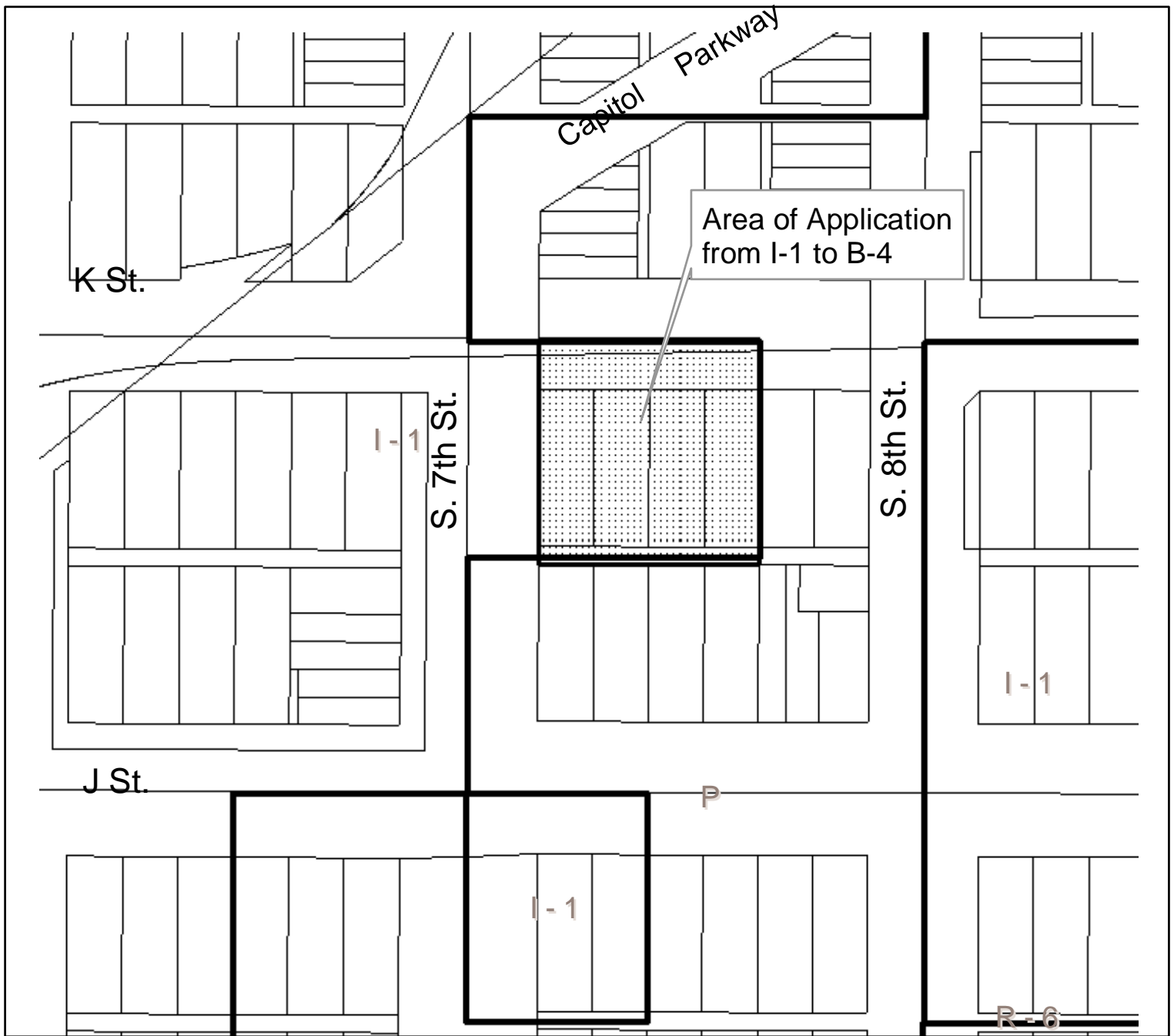
Owner: Same as Applicant

Contact: Kent Seacrest
1111 Lincoln Mall, Suite 350
Lincoln, NE 68508
435.6000



Change of Zone #3403
S. 7th & K Street



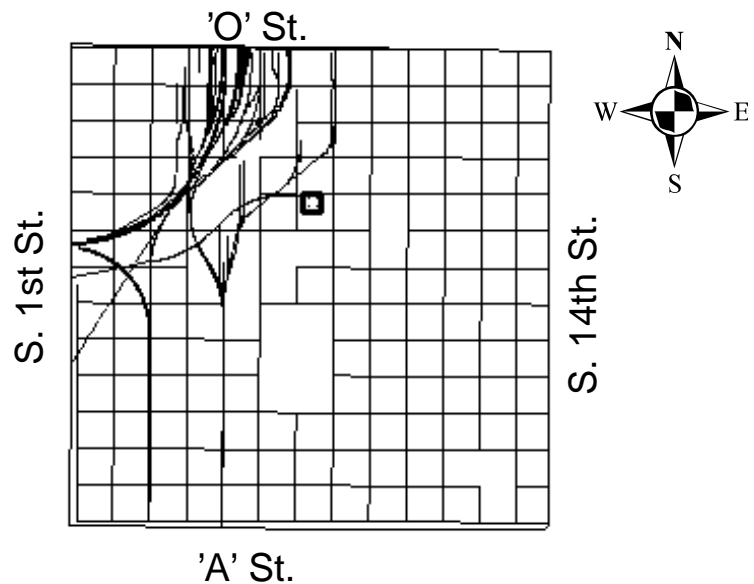
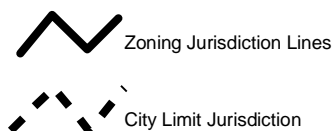


Change of Zone #3403 S. 7th & K Street

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 26 T10N R6E



Cornhusker Place, Inc.
Single Room Occupancy Housing Program
Concept

MAR 27 2003

Goal: To provide secure, structured, supportive SRO housing for 12 to 24 months for individuals recovering from chronic addiction and mental illness with services on site to address medical and recovery needs of this population.

SRO Mission Statement: Cornhusker Place will provide a continuum of care, quality housing, and supportive services for individuals recovering from the disease of addiction and mental illness. Individuals will transition into the community and pursue employment opportunities that meet their skill and abilities.

Objectives: To provide a structured, supportive SRO environment in which client can develop skills to support their sobriety and improved mental health during a slow paced community reintegration with special attention on developing employment, socialization, and resource management skills by:

- 1) To establish a structured, supportive environment that maximizes the clients' recovery skills.
- 2) To set a slow pace (12 to 24 months) for community reintegration that takes into account clients' individualized needs.
- 3) To assist clients in building employment, socializations, and resource management skills.
- 4) To assist clients in managing medical and mental health issues.

Cornhusker Place, Inc. Mission Statement: The Mission of Cornhusker Place is to create a safe, non-threatening, supportive, encouraging environment offering a continuum of services for clients in need of detoxification and treatment services. We are committed to helping each person enhance their ability to live a healthy sober lifestyle.

Target Population: Homeless individuals 19 years or older, male or female, who have completed a primary substance abuse or mental health treatment program within the last six month. This population will have special needs as a result of addiction and mental illness therefore life skills programming, recovery work and support will be incorporated in the services provided. Often this population is unemployed, under employed and lacks stable housing. Through this program an individual will engage in life skills building, improving work skills, and in recovery work and support.

Need: Community studies and Cornhusker Place's experience in dealing with this population reflects a lack of supportive housing and support services. The misuse of illegal and legal drugs in combination with alcohol by individuals has decreased their ability to recover from the medical and mental health problems.

Future Population Needs: The population of homeless individuals addicted to mood altering substances is moving towards stronger, more powerful, and more damaging chemical use. In addition the number of women is increasing. As a result in the future we predict a younger population with increasing number of homeless women that have less developed skills and a higher level of cognitive damage as a result of drug use.

Facility: Cornhusker Place would covert approximately 17,500 square feet on 3rd floor of our building to an SRO Program. Preliminary work indicates that this space would support approximately 40-45 units. It would be a secure facility. Living space would be separated by gender with fewer rooms for females then males. A common living space would be required in each gender area.

Supportive Services: This proposed SRO will provide a sliding scale of structured care. Cornhusker Place, Inc. has brought together a multi discipline treatment team that will use creative and individualized approaches to programming and assisting clients in management of life situations. Individuals early (less than two years of recovery) will have high structure and support to promote community reintegration and as they strengthen their recovery skills the structure will lessen to provide need practice in managing life stresses.

Cornhusker Place, Inc. currently works with the chronic addicted population in this area. Relationships with the target population and community resources have been established that will assist the clients in successful recovery and community reintegration.

Staffing: The SRO would have access to a nurse, contract physician, case managers, occupational therapist, credentialed counselors and 24 hours security. Clerical staff would support the needs of the staff and residents.

Agencies Involved: In addition to Cornhusker Place, the organizational team includes Sinclair Hille Architects, Engineering Technologies, and The Arter Group. The Nebraska Investment Finance Authority has been involved in reviewing the program for financing. The group would like to have the City of Lincoln join our efforts to provide housing and services for homeless individuals in our community.

Property: Cornhusker Place has purchased the property at 721 K Street. The property also carries the addresses of 504 South 7th and 512 South 7th. This is a 3-story brick building with approximately 17,500 square feet on each floor. It is currently zoned as I-1. Cornhusker Place has held a special use permit for a health facility since 1983.